

Message Text

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ACTION EUR-12

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FM AMEMBASSY OTTAWA

TO SECSTATE WASHDC IMMEDIATE 6785

INFO ACONSUL MONTREAL IMMEDIATE 925

UNCLAS OTTAWA 2340

E.O. 11652: N/A

TAGS: ABLD, AFSP, CA

SUBJECT: RENTAL SPACE FOR MONTREAL

FOR EUR/EX FROM THE AMBASSADOR

1. I VISITED MONTREAL JUNE 20 FOR PURPOSE OF EXAMINING PERSONALLY WITH MISS HARPER SEVERAL POSSIBLE LOCATIONS FOR OCCUPANCY BY OUR CONSULATE GENERAL.

2. AFTER SURVEYING SITES AND QUESTIONING OWNERS' REPRESENTATIVES, I HAVE CONCLUDED THAT THE WELL-POLICED SHERBROOKE LOCATION IS MUCH TO BE PREFERRED FOR SECURITY, FUNCTIONAL AND FINANCIAL REASONS. AS DEPARTMENT AWARE, I CONSIDER SECURITY FACTOR OF PARAMOUNT IMPORTANCE IN THAT CITY. SHERBROOKE LOCATION IS MUCH MORE PREFERABLE SITE IN EVERY IMPORTANT RESPECT THAN LA CITE AND PLACE DESJARDINS WHICH I ALSO VISITED.

3. ON FUNCTIONAL SIDE, IN ADDITION TO SECURITY FACTOR, SHERBROOKE LOCATION OFFERS BETTER SPACE LAYOUT POSSIBILITIES. OFFICES THERE WOULD BE CLOSER TOGETHER, I.E., CONCOURSE LEVEL, FIRST AND SECOND FLOORS, RATHER THAN ON CONCOURSE LEVEL AND TWELFTH OR EIGHTEENTH FLOORS AS AT LA CITE. AT LATTER SITE, IMMENSE ADDITIONAL CONSTRUCTION IS PLANNED, AND IT IS OBVIOUS THAT ENTIRE AREA WILL BE DISRUPTED FOR TWO OR THREE YEARS TO COME WITH ADVERSE EFFECTS ON SECURITY, FUNCTIONING OF THE CONSULATE GENERAL, AND UNCLASSIFIED

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ACCESS BY PUBLIC, FURTHERMORE, SHERBROOKE LOCATION

OFFICERS PRIVATE ENTRANCE T CONSULAR SECTION, WHICH I
CONSIDER BERY IMPORTANT BOTH FOR SECURITY AND
FUNCTIONAL REASONS.

4. WHILE LA CITE OFFERS FREE RENT FOR FIRST SIX
MONTHS (IN ORDER TO INDUCE RENTALS DURING CONSTRUCTION
PERIOD AHEAD), LA CITE RENTALS AFTER SIX-MONTH PERIOD
WOULD COST US \$63,000 MORE OVER FIVE-YEA PPERIOD THAN
SHERBROOKE LOCATION.DIFFERENCE IN FAVOR OF
SHERBROOKE WOULD INCREASE IF, AS WE EXPECT, WE CAN
NEGOTIATE FURTHER CONCESSIONS FROM SHERBROOKE OWNERS.

5. SHERBROOKE LOCATION ALSO OFFERS PROXIMITY TO ICAO
AND TOMETRO AND BUS LINES.IN FACT, ONLY ADVANTAGE
OFFERED BY LA CITE IS THE VIEW, AND I AM NOT DISPOSED
TO PAY \$63,000 OVER A FIVE-YEAR PERIOD FOR THAT.

6. I WOULD APPRECIATE EARLY AUTHORIZATION FOR
CONSUL GENERAL MONTREAL TO PROCEED TIE UP SHERBROOKE
SITE.

7. MISS HARPER CONCURS.
PORTER

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